091.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	552,400 / 552,400
					USE VALUE:	552,400 / 552,400
					ASSESSED:	552,400 / 552,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
169		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY DONALD J JR
Owner 2:	
Owner 3:	
Street 1:	169 BRATTLE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,420 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Wood Shingle Exterior and 934 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4420.000	164,800	800	386,800	552,400
Total Card	0.101	164,800	800	386,800	552,400
Total Parcel	0.101	164,800	800	386,800	552,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 591.43 | /Parcel: 591.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 58895

GIS Ref

GIS Ref

Insp Date 11/08/18

!7427!

PREVIOUS ASSESSMENT

Parcel ID 091.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	164,800	800	4,420.	386,800	552,400	552,400	Year End Roll	12/18/2019
2019	101	FV	160,600	800	4,420.	392,300	553,700	553,700	Year End Roll	1/3/2019
2018	101	FV	160,600	800	4,420.	292,900	454,300	454,300	Year End Roll	12/20/2017
2017	101	FV	160,600	800	4,420.	265,200	426,600	426,600	Year End Roll	1/3/2017
2016	101	FV	160,600	800	4,420.	254,200	415,600	415,600	Year End	1/4/2016
2015	101	FV	151,900	800	4,420.	215,500	368,200	368,200	Year End Roll	12/11/2014
2014	101	FV	151,900	800	4,420.	204,500	357,200	357,200	Year End Roll	12/16/2013
2013	101	FV	151,900	800	4,420.	194,500	347,200	347,200		12/13/2012

PRINT

Date	Time
12/10/20	22:03:56

LAST REV

Date	Time
06/26/19	08:44:21
apro	
7427	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19682-481		3/1/1989		142,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2017	1515	Insulate	7,886	C				
10/10/2017	1329	Re-Roof	29,760	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	Meas/Inspect	CC	Chris C
11/5/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Inspected	163	PATRIOT
1/6/2009	Measured	336	PATRIOT
4/17/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	58895
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4420		Sq. Ft.	Site		0	70.	1.25	5									386,821						386,800	

Total AC/HA: 0.10147 | Total SF/SM: 4420 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 386,821 | Spl Credit | Total: 386,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	255930
Depreciation:	91111
Depreciated Total:	164819

COMMENTS

CK COND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

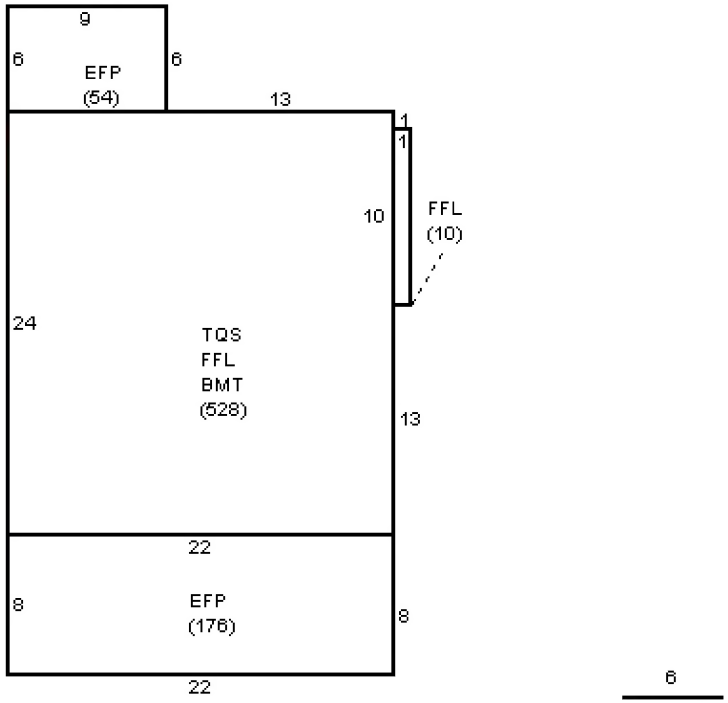
No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	97.40
Final Total:	164800	Val/Su SzAd	176.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	538	175.480	94,410
BMT	Basement	528	52.640	27,796
TQS	3/4 Story	396	175.480	69,491
EFP	Enclos Porch	230	39.060	8,983

Net Sketched Area:	1,692			Total:	200,680
Size Ad	934	Gross Are	1824	FinArea	934

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	13X15	A	AV	1930	7.03	T	40	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800